



# SOLD

## INVEST OR NEST!!

Take advantage of this fantastic opportunity to enter the ever growing QLD market!

Precinct Realtors is proud to present this brilliant investment opportunity, or first home nestled in the heart of serenity. Boasting 3 bedrooms, 2 bathrooms, Modern kitchen, open plan lounge/dinning and outdoor alfresco area perfect for the entertainers.

Join the growing Riverbank Estate highlighting pristine parklands, dog parks, multiple playgrounds and walkways for the ultimate outdoor lifestyle making you the envy of all your friends and family.

Potential rental income: \$500 - \$530 per week

### HOME FEATURES:

- Large master bedroom ft walk in robe, air con & ensuite
- 2 additional large bedrooms with BIR, Fans, and air conditioning
- Spacious modern kitchen ft stone benches
- Open plan living & dining ft large split system air con
- Covered outdoor area
- Downlights throughout
- Security screens throughout
- 6.6 kw solar
- Single lock up garage
- Garden shed
- Dog friendly fully fenced yard
- & so much more.

### RIVERBANK ESTATE FEATURES:

- Luscious green environment
- Childcare Centre
- 60 Hectares of open parklands
- Community vegetable garden
- Every block is 200m from a playground
- Large open dog parks

3 BED | 2 BATH | 1 CAR

PRICE:  
\$595,000

OPEN FOR INSPECTION:  
N/A



**Mitchell Younger**  
**0488458887**  
 mitchell.younger@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)